

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Planning Application - PL/2022/00458/PPFL

Proposal: Conversion of existing farmhouse into four dwellings and the conversion and alteration of two existing agricultural barns into four dwellings.

Location: Arbour Tree Farm, Warwick Road, Knowle Solihull

Case Officer: Ian Hiscock

Date comments sent	28/4/22
Name of consultee department	Public Protection
Consultation response author	A Clover

No Comments	
No Objection	
No Objection Subject to Conditions	x
Objection	
Further information Requested	

Comments:

(Please explain the reason for your response)

With reference to the planning application detailed above Public Protection (PP) comment as follows:

Amenity

Information submitted as part of the application confirms that residential uses (or those with residential permission) sit between this development site and much of the remaining agricultural / farm complex that consists of barns and other related buildings and roadways. Added to this the proximities and separation distances of residential units hereby proposed sit at significantly greater separation distances than those established residential homes.

PP recognises these established uses and their locations (and the precedence they set) and does not raise objection to the proposed scheme on noise or loss of amenity grounds.

Contaminated Land

Much of the proposed amenity and garden space mirrors existing garden, landscaped or amenity areas. As such contaminated land matters are not considered relevant.

Air Quality

No significant air quality impacts are noted or raised.

Construction Environmental Management Plan

The following condition is recommended:

Demolition / Construction Environmental Management Plan

Demolition and construction work shall not begin until a Demolition and Construction Environmental Management Plan has been submitted in writing for approval by the local planning authority. The plan shall detail control measures to minimise noise, vibration and dust emissions, carry over of dirt and mud off site and other issues associated with the escape of material beyond the development site boundary. Specific safeguards relating to the burning of waste, and other items on site, shall also be sought and all agreed works which form part of the scheme shall be adopted and maintained throughout the demolition and construction phases of the development.

Informatives:

Informative - Construction Management - PP recommend informative EN01 be attached to any permission.

Informative – Air Quality

PP cannot find any reference to proposed Electric Vehicle (EV) charging provision.

We would welcome the submission of measures as described in the West Midlands Low Emission Towns and Cities programme (LETCP) publication “Good Practice Air Quality Planning Guidance”, in particular, those relating to the provision of electric vehicle (EV) charging.

This LETCP guidance and associated measures can be found at:

https://go.walsall.gov.uk/Portals/0/Uploads/PollutionControl/letc_good_practice_air_quality_planning_guidance_may_2014.pdf

Further information required (if applicable):

(Please explain the reason for your response)

Amendments recommended (if applicable):

(Please explain the reason for your response)

Recommended conditions (if applicable):

(Please provide justification for any pre-commencement conditions)

If the application is to DISCHARGE CONDITIONS, please confirm the list of documents you are approving below:

-
-
-

If the application requires a S106 contribution/ requirement, please include the following information:

Please note: The legal tests for when a S106 contribution can be requested are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended). The regulations and guidance can be viewed here:

<https://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/122> and
<https://www.legislation.gov.uk/ukdsi/2010/948/contents/made> and
<https://www.gov.uk/guidance/planning-obligations> and

The tests are:

1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.

• Contribution description	
• Contribution amount £ (if applicable). Please provide justification.	
• Trigger point for payment (i.e. upon commencement of development, upon first occupation, upon 50% occupation...)	
• Trigger point for works to be undertaken (if applicable)	